



BROOKHAVEN CITY HALL

Community Engagement

Monday, February 27th, 2023

Agenda

1. Introduction & Instruction
2. Community Engagement & Feedback
3. City of Brookhaven Comprehensive & Master Plans
4. Architecture
5. Next Steps



Audience Instructions

- Event Time: 6:00pm – 7:00pm
- Please use the **Q&A Section** to submit your project specific questions or comments. We will address as many questions/comments as time will allow.
- Your input is welcomed!
- If you miss any details during the presentation, it will be posted on Brookhaven City Hall Design project website.

For additional information on the Brookhaven City Hall Design project visit:
<http://bit.ly/3Xy2EOj>



A large, ancient tree with a thick, gnarled trunk and sprawling branches dominates the center of the image. The tree is surrounded by a dense forest of other trees and lush green foliage. Sunlight filters through the leaves, creating a dappled light effect on the ground. The overall scene is serene and natural.

COMMUNITY ENGAGEMENT & FEEDBACK

Previously Held Community Engagement Events



Pop Up, Paint the Park

October 16, 2022



Design Charrette

October 18, 19 and 20 - 2022



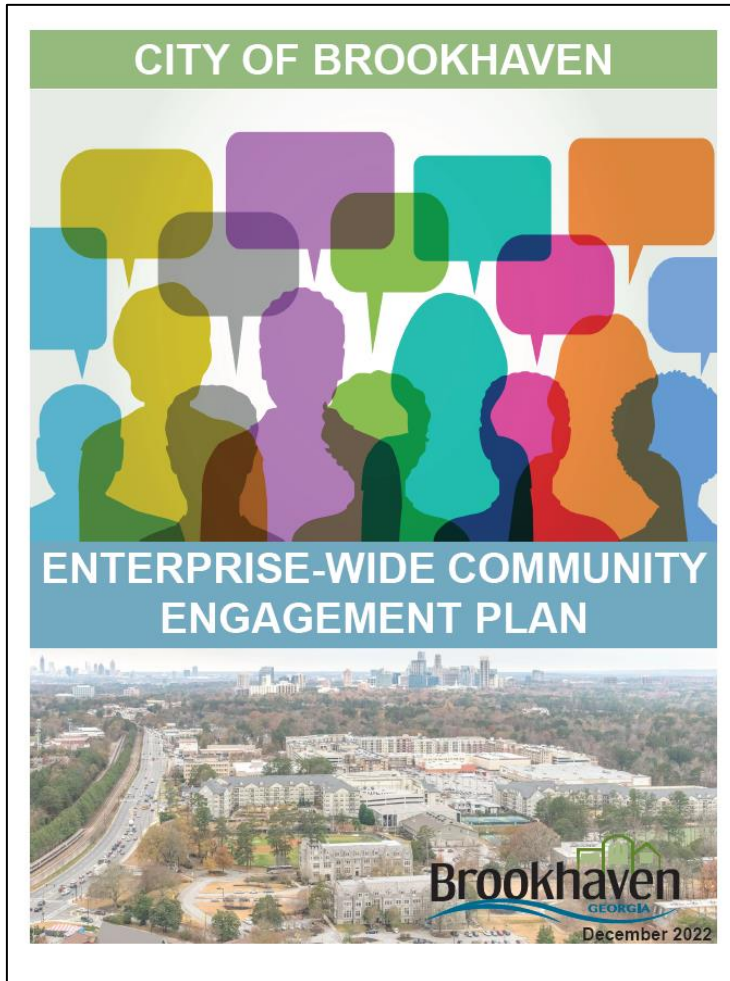
Pop Up, Light up Brookhaven

November 15, 2022

Community Engagement Framework

1. Community engagement should **align with the City's mission and vision statements**.
2. Engagement efforts should always **focus on the best interests of the community**.
3. Engagement should be **open, honest, and meaningful**. This means participants are provided with the information they need to fully participate, decision-making is transparent throughout all phases of the planning/project process, and the public's contribution will influence outcomes.
4. Approaches to engagement are **inclusive** of those who are affected by a decision, giving them the opportunity to be involved in designing how they participate to ensure an understanding of all community perspectives.
5. Information shared should be **timely and relevant**.
6. Information shared should be **accurate, easy to understand and accessible** to sustain an informed public and strengthen community understanding of planning/project terms and processes.
7. Cultural humility should be at the forefront of every engagement to **tap into the collective intelligence of the community**.
8. City **staff will be equipped** to engage with the community effectively every time.
9. City departments will collaborate and communicate about community engagement efforts to ensure **cohesiveness within and between City departments**.
10. Each community engagement effort will **communicate to participants how their input affected the decision**.

Key Outcomes



Key Outcomes from Public Engagement Interviews at the Schematic Level:

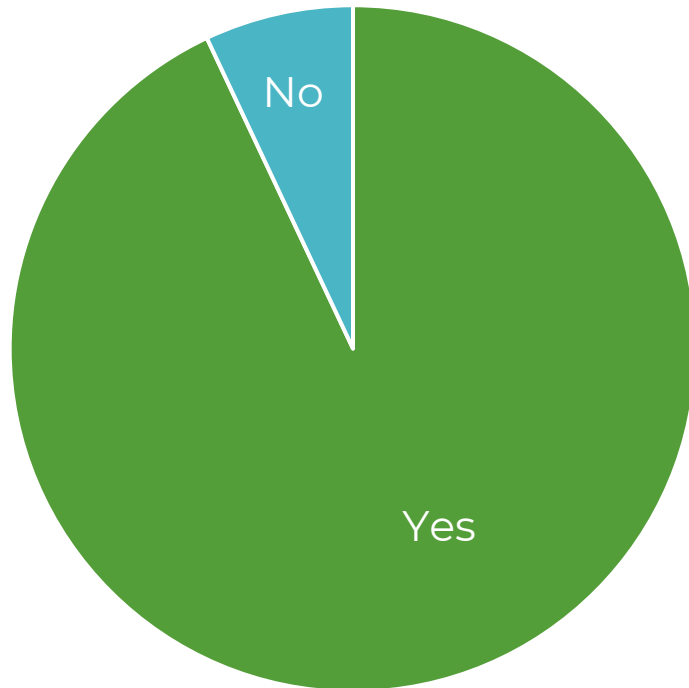
1. A Place where everyone feels welcome facing Peachtree Street
2. Public Art throughout the facility.
3. Modern Look and Feel that Reflects the Character of Brookhaven
4. Green spaces and Dog Park
5. Control noise pollution from traffic and transit.
6. A Sustainable and Livable Building

Survey Results

Q: Do You live in the City of Brookhaven?

Answered: 891

Skipped: 2



Community Input Question:

What is the Brookhaven City Hall?

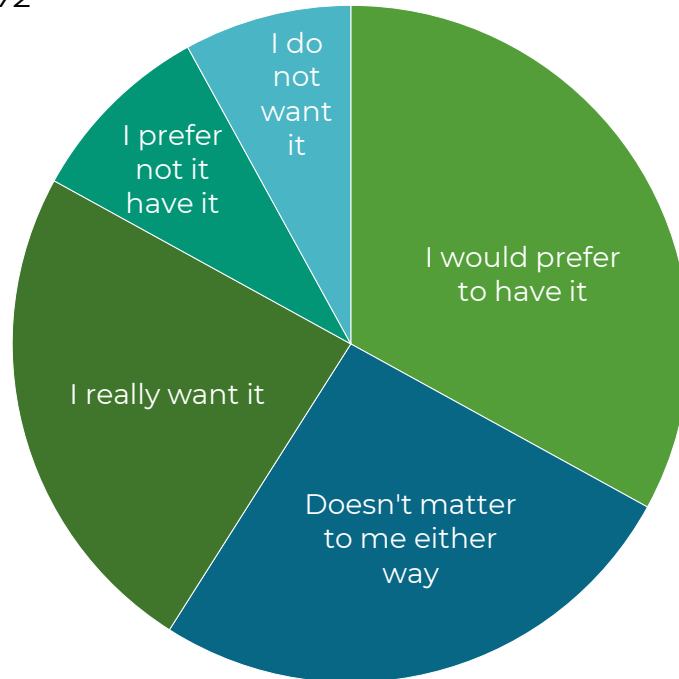
A: *The Brookhaven City Hall is a gathering space for conducting the people's business, to celebrate as a community, exchange ideas, and serve as **a focal point and NorthStar for the City of Brookhaven** within the Atlanta metropolitan area.*

Survey Results

Q: Art is an important component of civic spaces, including city halls. How important is it to you to incorporate art into the new Brookhaven City Hall?

Answered: 872

Skipped: 21



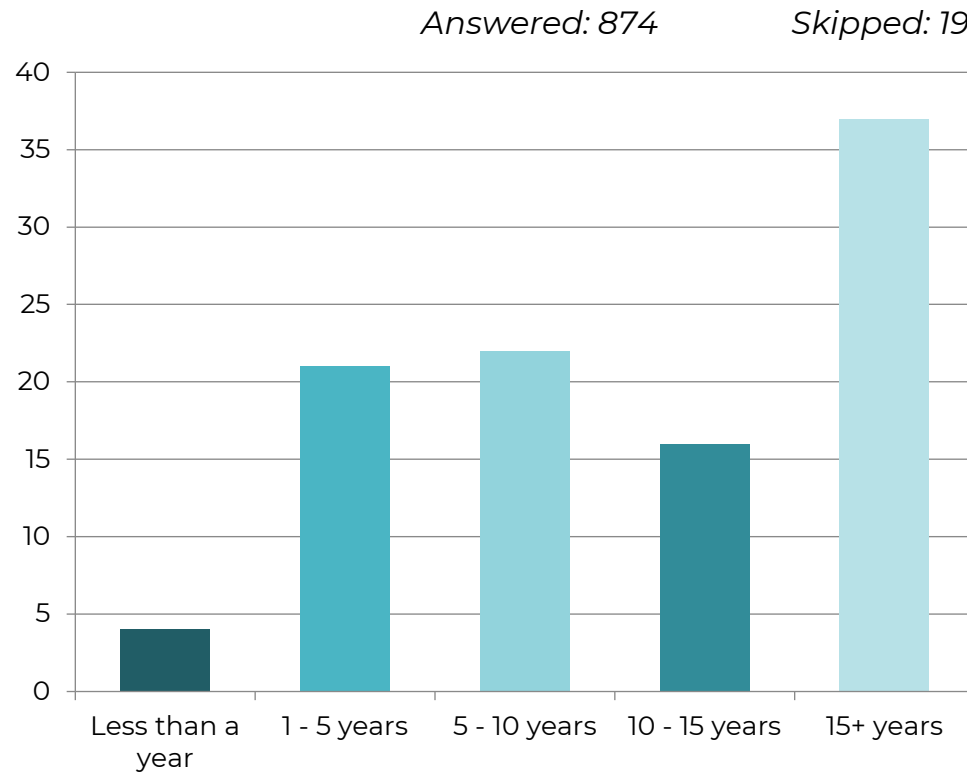
Community Input Question:

Will the public be able to use the Brookhaven City Hall?

A: Yes, the City will encourage the use of City Hall for community groups.

Survey Results

Q: For how long have you lived in the City of Brookhaven?



Community Input Question:

Is the Brookhaven City Hall project part of the larger transit-oriented development on the large Apple Valley Drive parking lot?

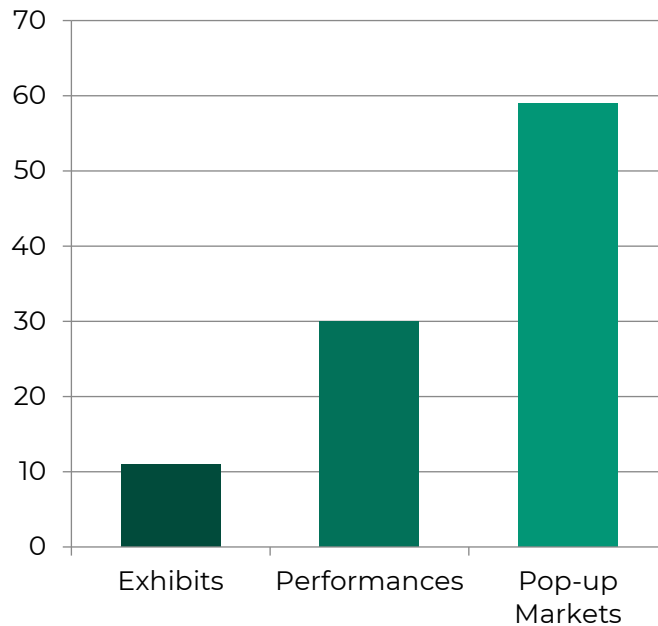
A: Indirectly. The City anticipates that the construction of the permanent Brookhaven City Hall will be a catalyst for redevelopment and investment within the entire Centre area.

Survey Results

Q: What type of event would you prefer to enjoy at the new Brookhaven City Hall?

Answered: 776

Skipped: 117



Community Input Question:

What specific public spaces are in the proposed Brookhaven City Hall?

A: The current design includes an atrium and adjacent event space totaling 31,000 square feet inside and 0.27 acres outside for community gathering and rental. It will be supported by a catering kitchen. The current design also includes a roof top terrace for public event use affording beautiful views of Brookhaven, Buckhead, and Stone Mountain.

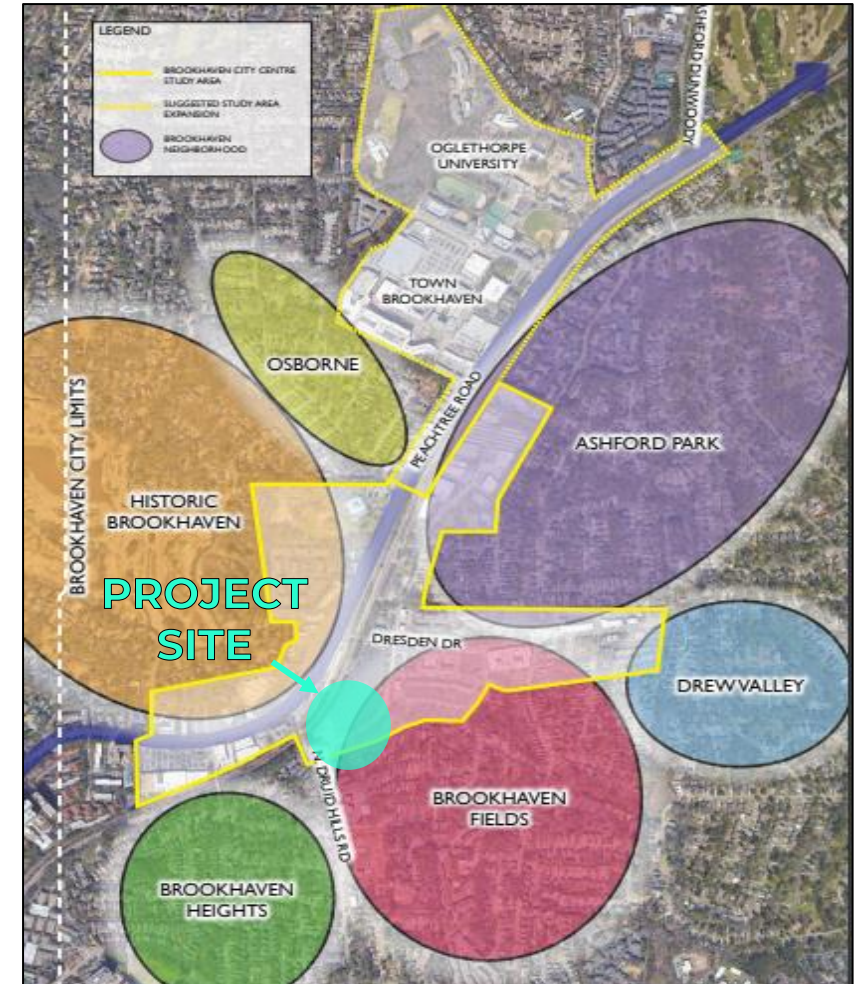


City of Brookhaven Comprehensive & Master Plans

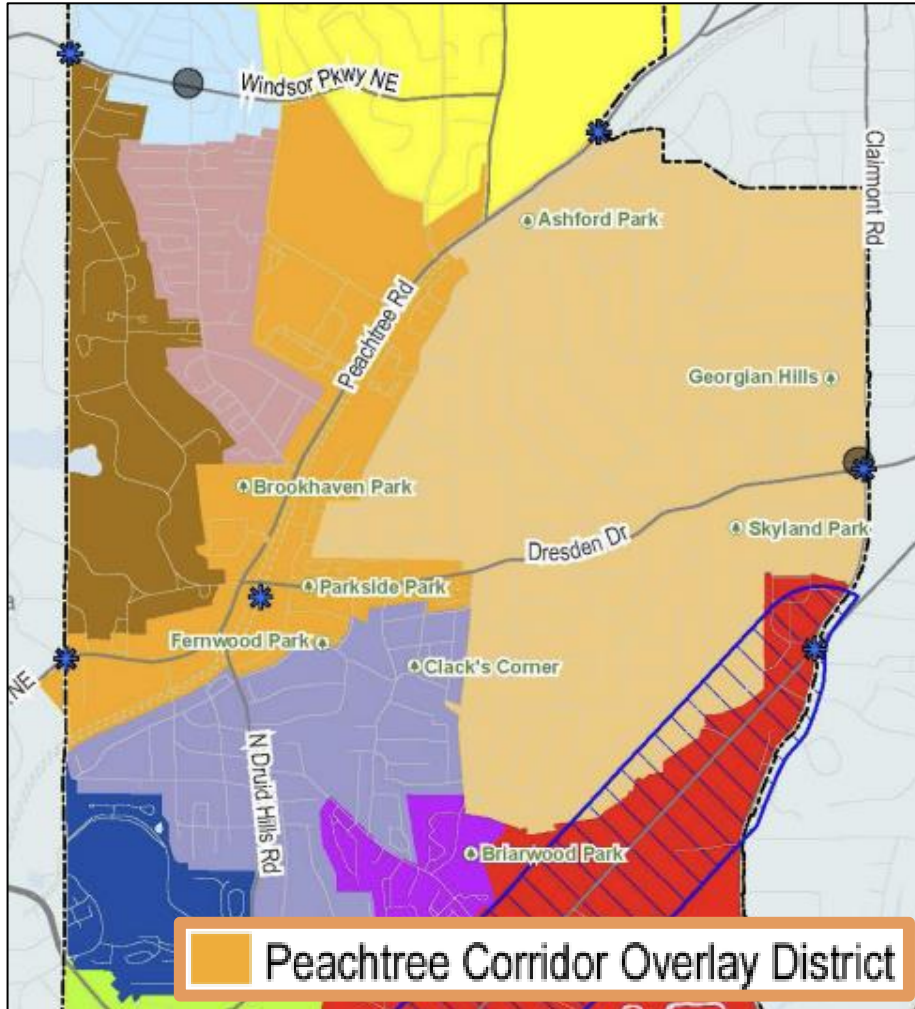
Brookhaven City Center Master Plan

The Brookhaven City Council approved a plan meant to guide future developments along Peachtree road, at an August 9, 2022 Meeting.

The city has decided to build its new city hall at the Brookhaven/Oglethorpe MARTA Station ... the Peachtree Road Livable Communities Initiative (LCI) is the controlling document for that corridor.



2034 Comprehensive Plan

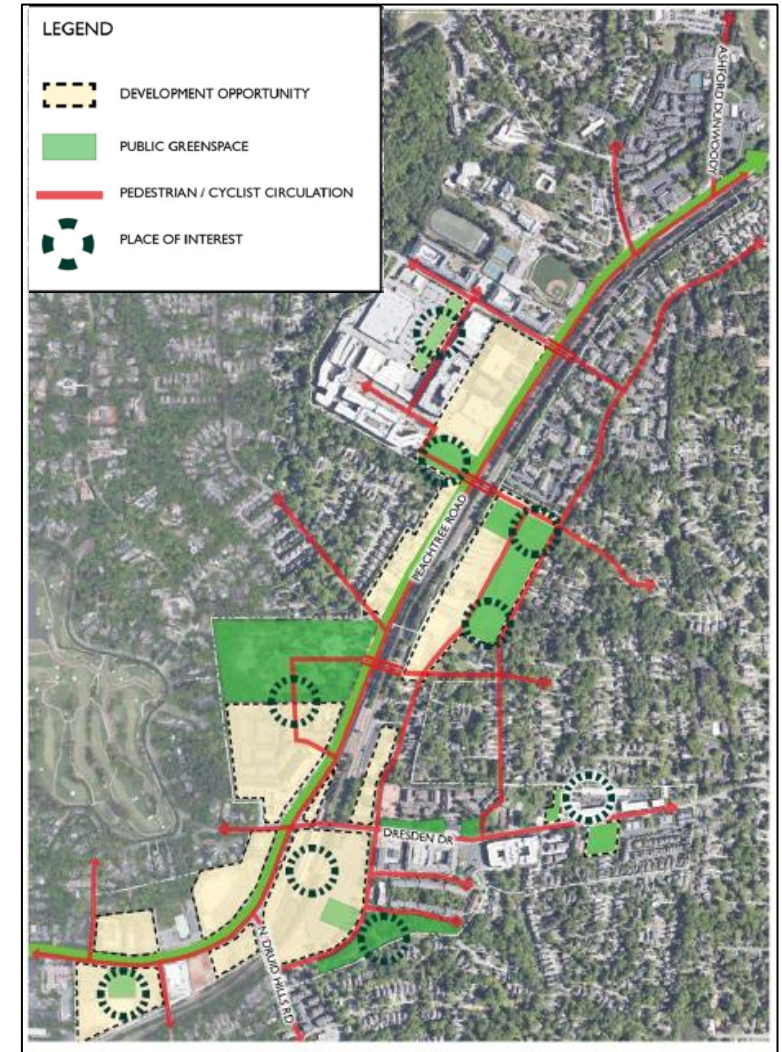


“The Peachtree Corridor is targeted for both the City’s new Town Center (to likely host City Hall, public space) and MARTA’s Transit Oriented Development initiative. The latter of which will transform large expanses of parking at the Brookhaven MARTA station into a walkable, bikeable, and transit center mixed use development”.

Brookhaven City Center Master Plan

Guiding Principles:

- Establish a unique and authentic identity
- Improve connectivity
- Create an inclusive experience
- Deliver an achievable plan



Brookhaven City Center Master Plan

PEACHTREE ROAD PROPOSED TRANSPORTATION CONDITIONS

BICYCLE INFRASTRUCTURE



NARROWED LANE WIDTH



MEDIAN CONDITION



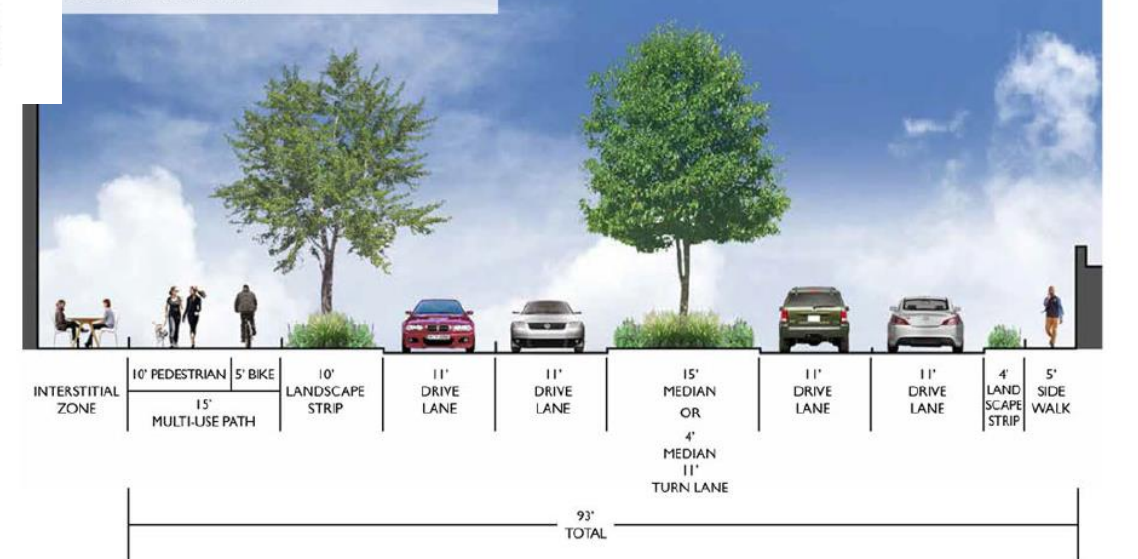
Peachtree Road is a Georgia Department of Transportation (GDOT) regulated state highway. Collaboration with GDOT on the implementation of this proposed road diet will be required. The planning team contained experts relative to bicycle, pedestrian, and automotive efficiency and safety. All recommendations made are consistent with best practices in the fields of safety and efficiency.

The road diet supports important criteria that GDOT stands for:

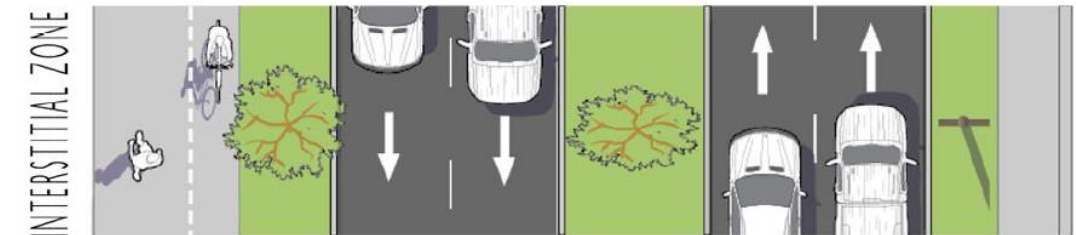
- To maintain or improve traffic mobility
- To reduce maintenance cost
- To enhance mobility through multiple modes of transportation (vehicular, pedestrian, cyclist)
- To implement the safest possible plan for moving people through the corridor

These moves will effectively save taxpayer dollars, enhance safety, and improve mobility.

CROSS SECTION GRAPHIC



PLAN GRAPHIC



2034 Comprehensive Plan

The Comprehensive Plan goals listed below helped guide the design of the new City Hall.



LAND USE + TRANSPORTATION COORDINATION

Achieve greater walkability, bikeability, and overall mobility for day-to-day activities through transportation and land use coordination.



TRANSIT ORIENTED DESIGN

Pursue Transit Oriented Development (TOD) as a key strategy to shaping the city's future.



A CITY OF PARKS

Enhance the City's parks and recreation system.



DIVERSITY

Preserve the economic and cultural diversity of the Brookhaven community.



NEIGHBORHOODS

Preserve the city's unique neighborhoods and communities.



BUFORD HIGHWAY GATEWAY

Promote Buford Highway to enhance this strategic location in the city.



UNIQUE BROOKHAVEN

Establish an identity and brand for the City of Brookhaven.



SUSTAINABILITY

Develop reputation as a forward thinking and sustainable city.



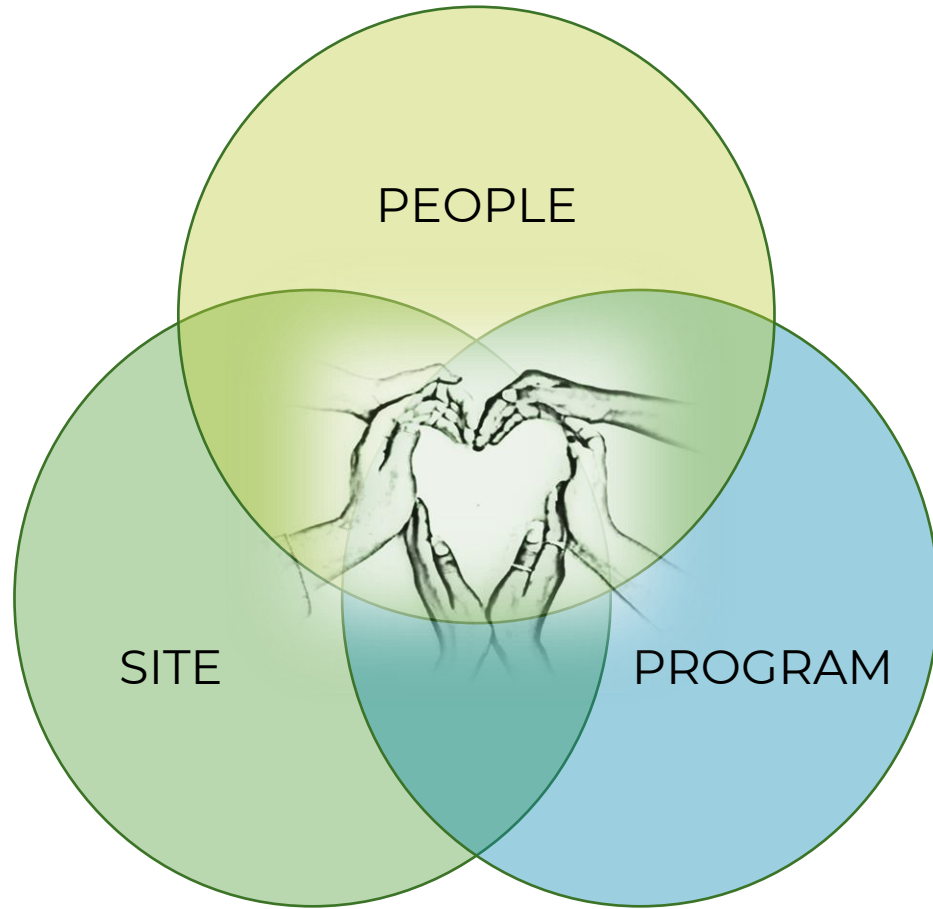
ECONOMIC PROSPERITY

Ensure a balanced economic environment.

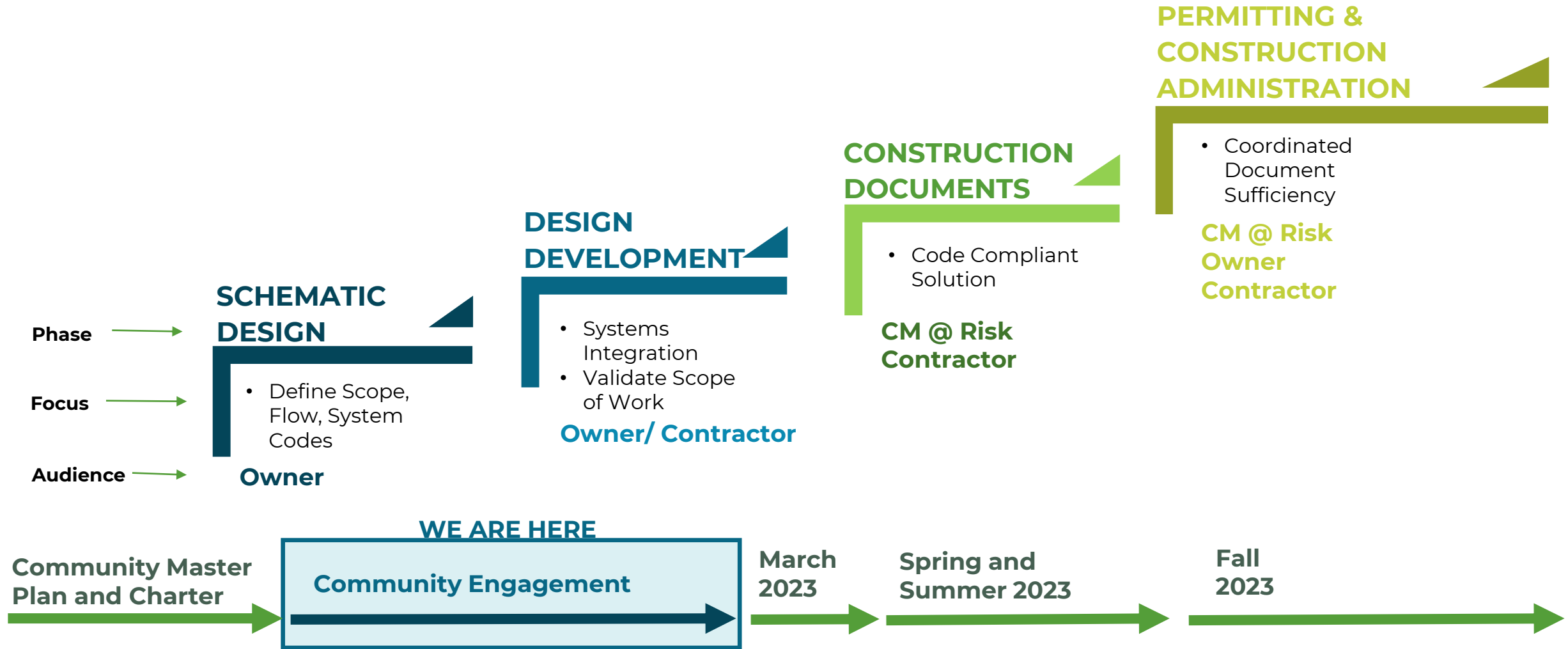
A large, ancient tree with a thick, gnarled trunk and sprawling branches dominates the center of the image. The tree is surrounded by a dense forest of other trees and lush green foliage. Sunlight filters through the canopy, creating a dappled light effect on the ground. The word "ARCHITECTURE" is overlaid in the center in a large, dark green, serif font.

ARCHITECTURE

Creating the **Heart** of Brookhaven



The Sizemore Group Process



Design Direction



Improve Task Performance



Enhanced Mood



Stress Reduction



Heightened Focus



Increase Socialization



Creativity

Schematic Design Massing

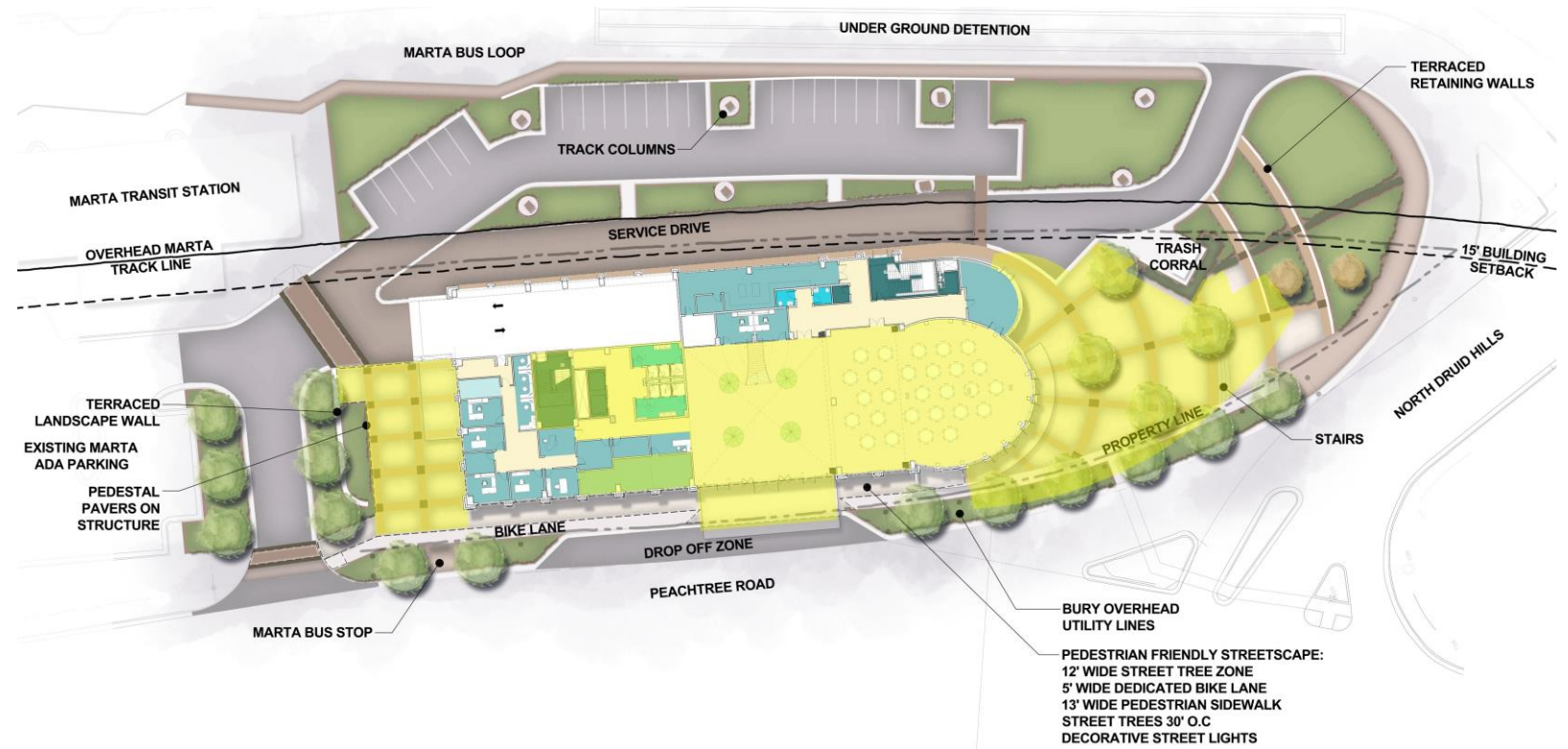
1. Site Acreage – 1.08 acres

2. Acre of Public space on ground – 0.27 acres

- A. North Plaza – 2700 sq ft
- B. South Plaza – 6900 sq ft
- C. Street Scape – 1500 sq ft
- D. Atrium – 3900 sq ft
- E. Multipurpose Hall – 4300 sq ft
- F. Chamber Space – 2500 sq ft
- G. Rooftop Garden – 9400 sq ft
- H. Rentable Board Room – 1650 sq ft
- I. Public Rest Rooms – 1200 sq ft
- J. Coffee Shop and Kitchen – 1300 sq ft
- K. Explore Brookhaven Store – 650 sq ft

Total Public Space – 36000 sq ft
(0.83 acres)

3. 62% of the Building will be dedicated to public space “The Peoples House”



Interior Design Themes

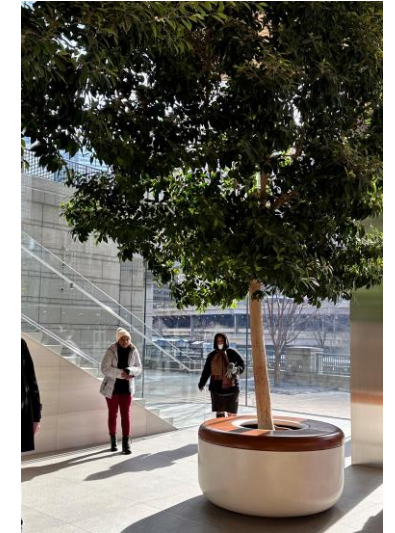
Mass Timber



Gathering Spaces



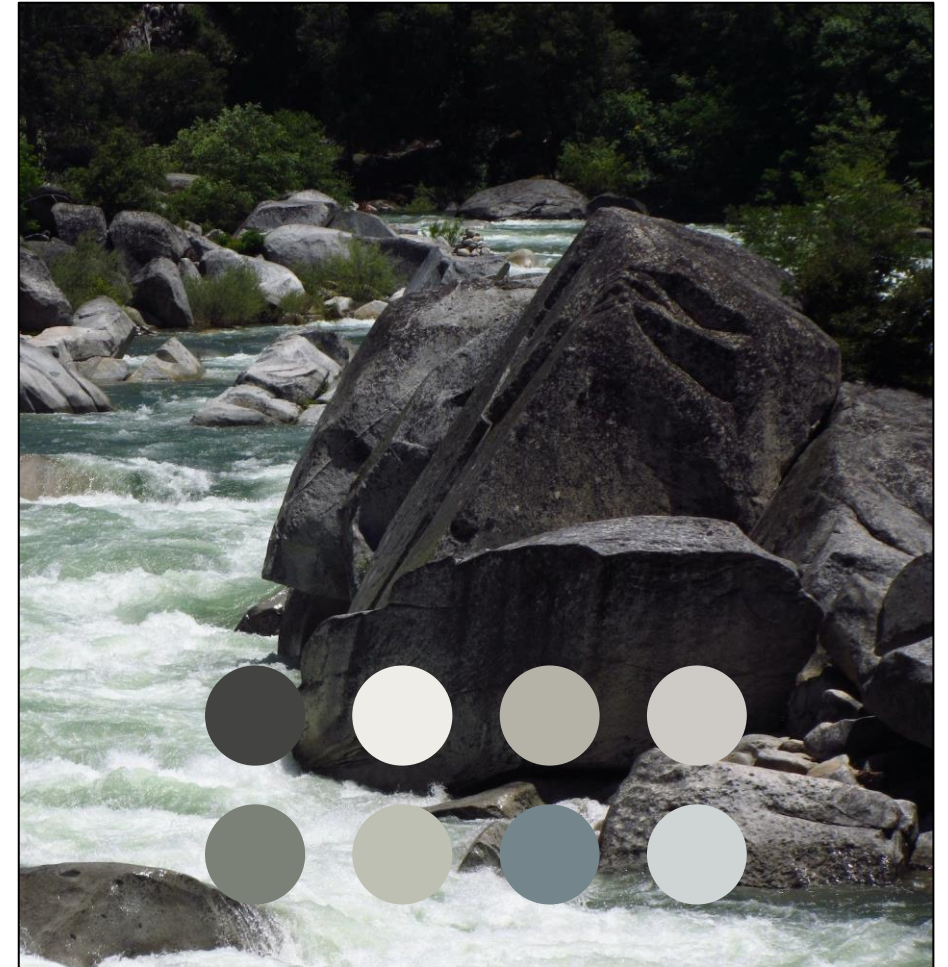
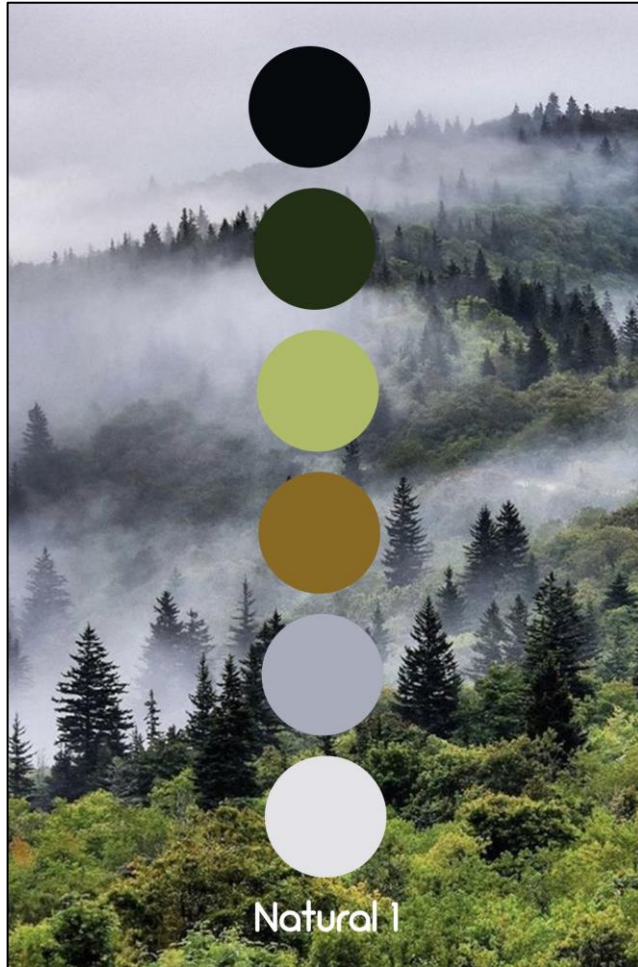
Greenery



Granite & Terrazzo



Color Palettes — Organic



Color Palettes — Organic

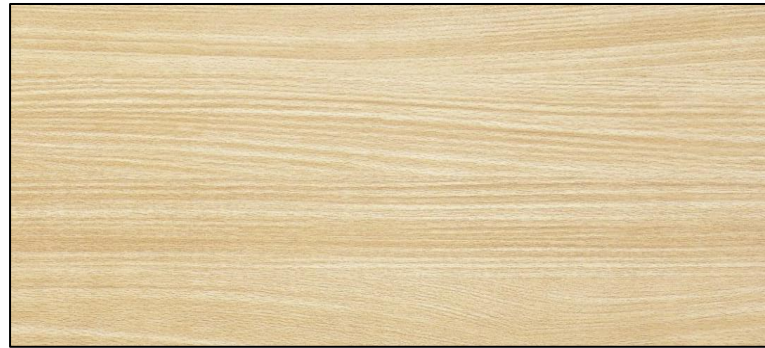
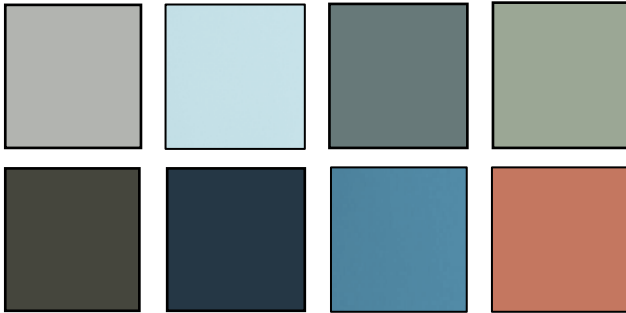
Primary Colors



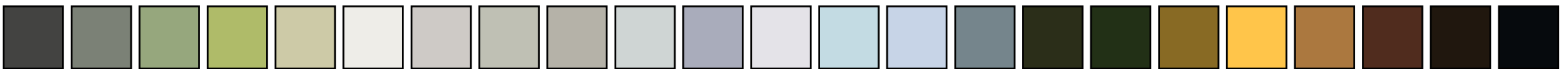
Material Palette Options



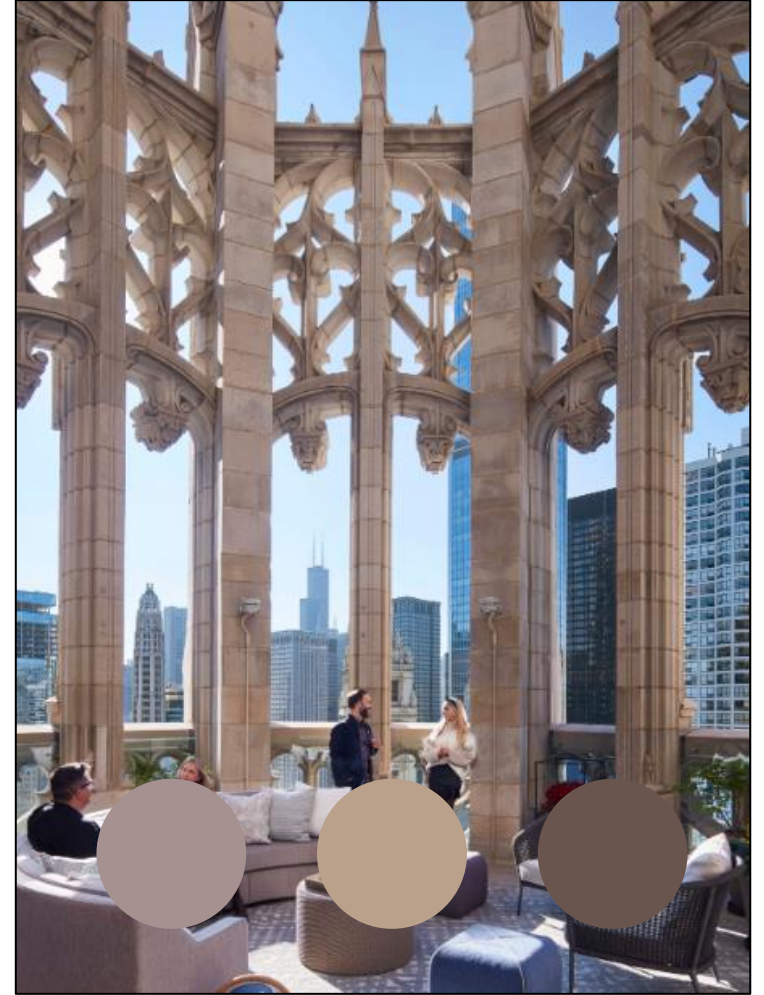
Accent Colors



Full Color Palette

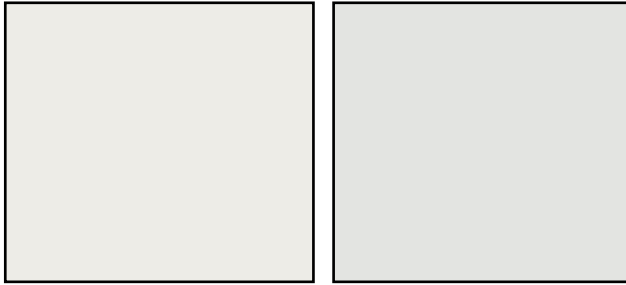


Color Palettes —Timeless

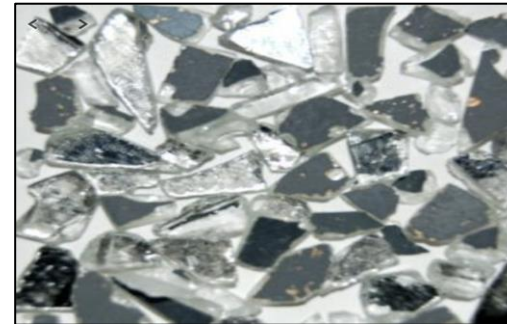
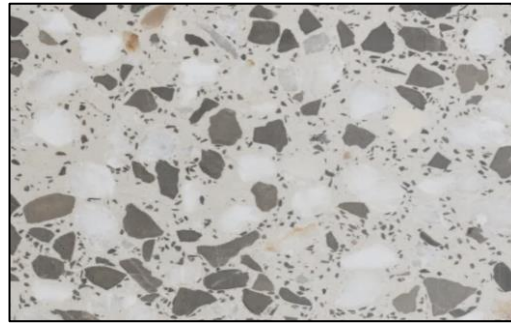


Color Palettes — Timeless

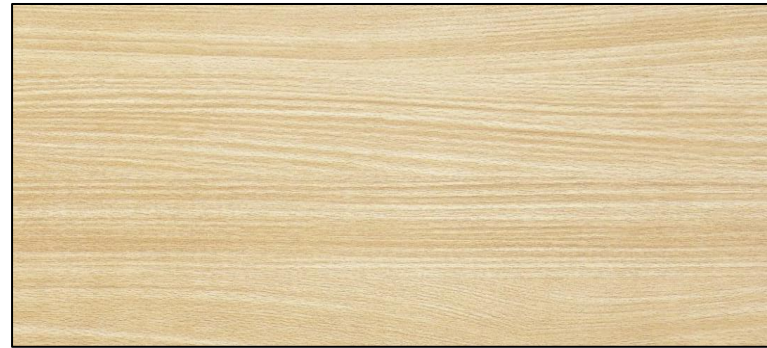
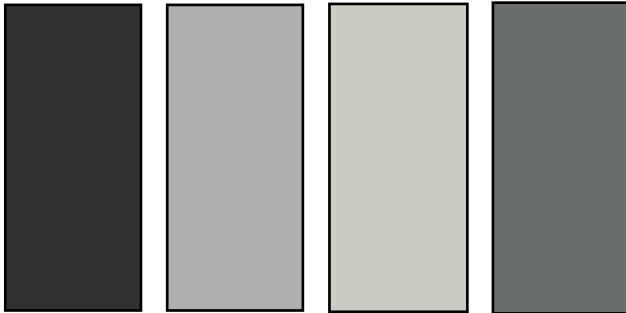
Primary Colors



Material Palette Options



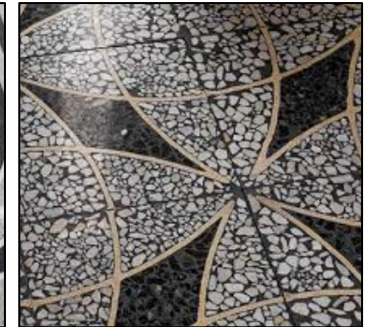
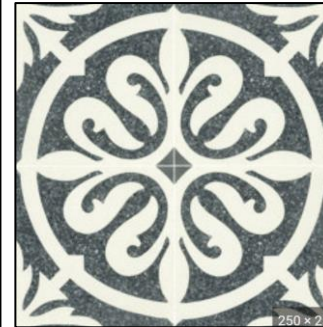
Accent Colors



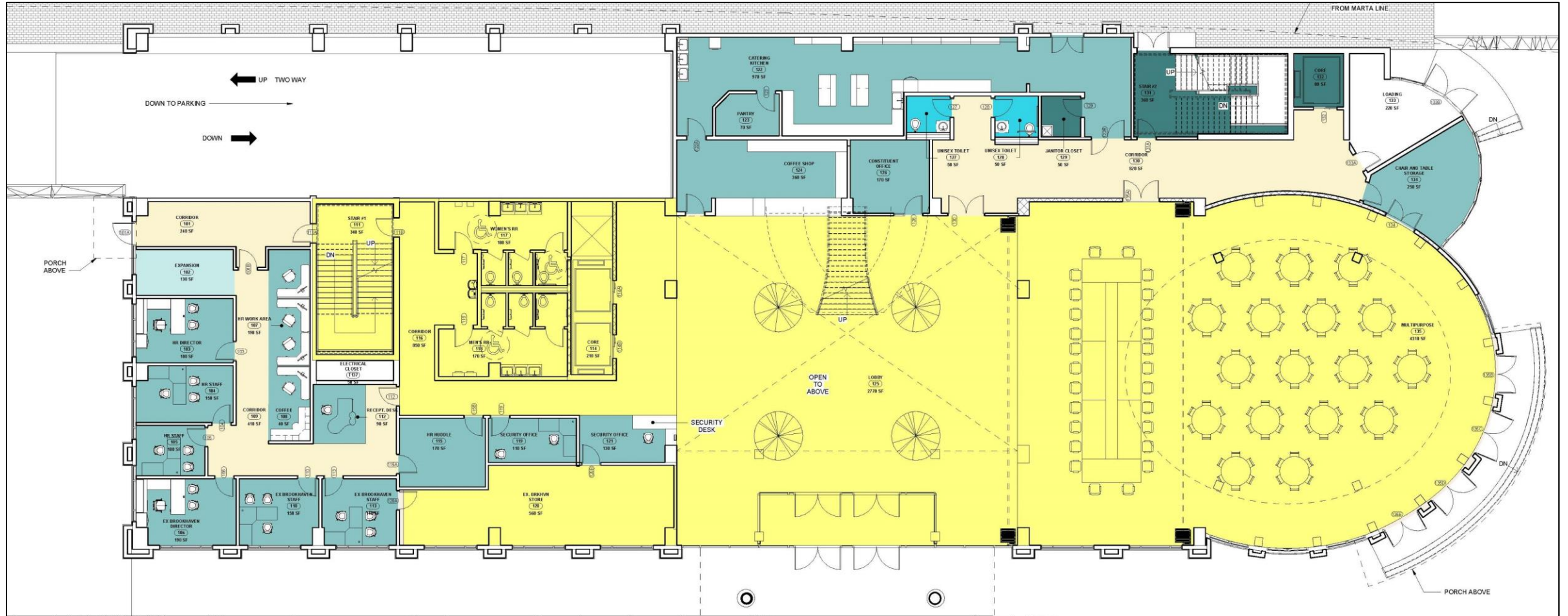
Full Color Palette



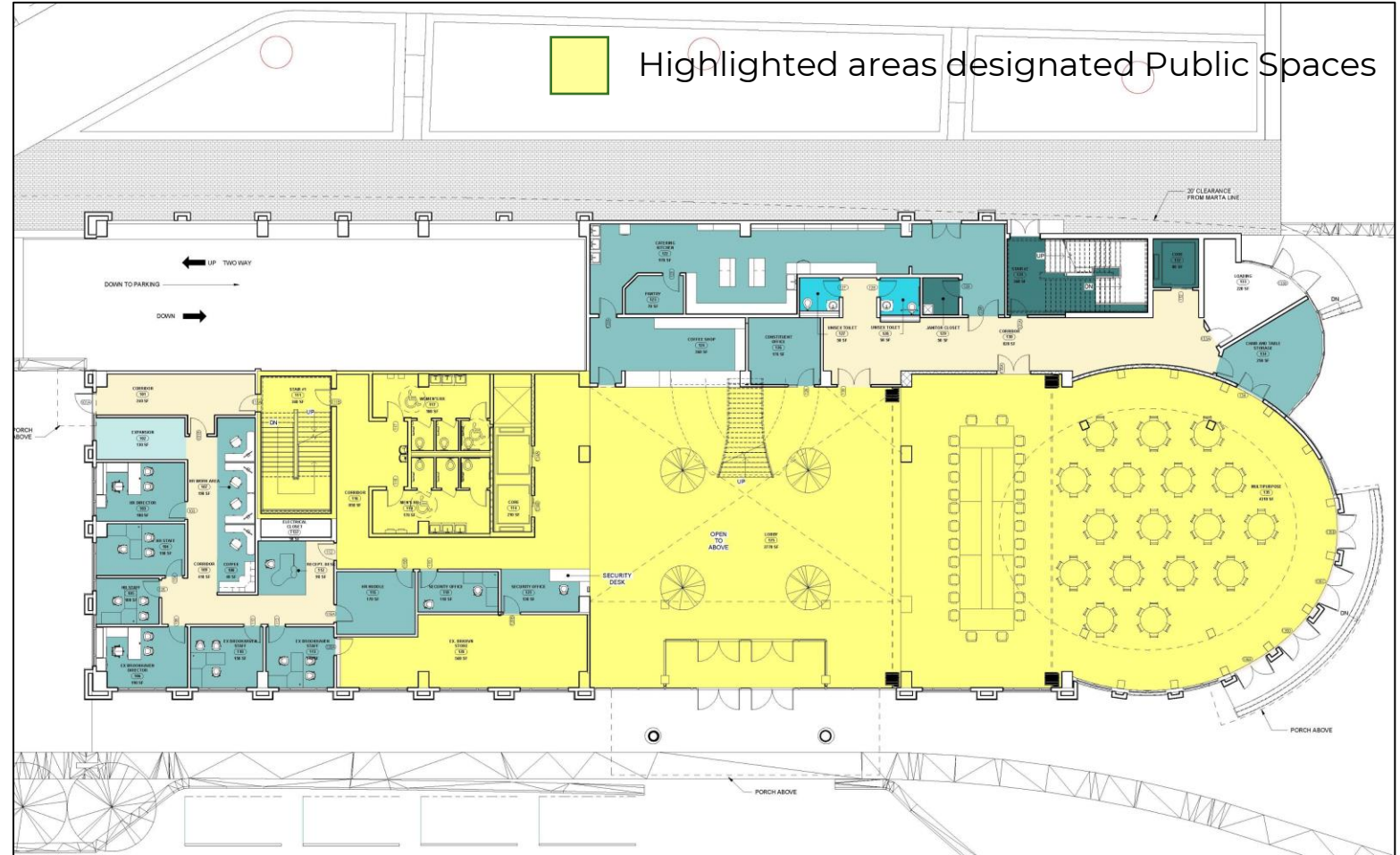
Material Inspiration — Timeless



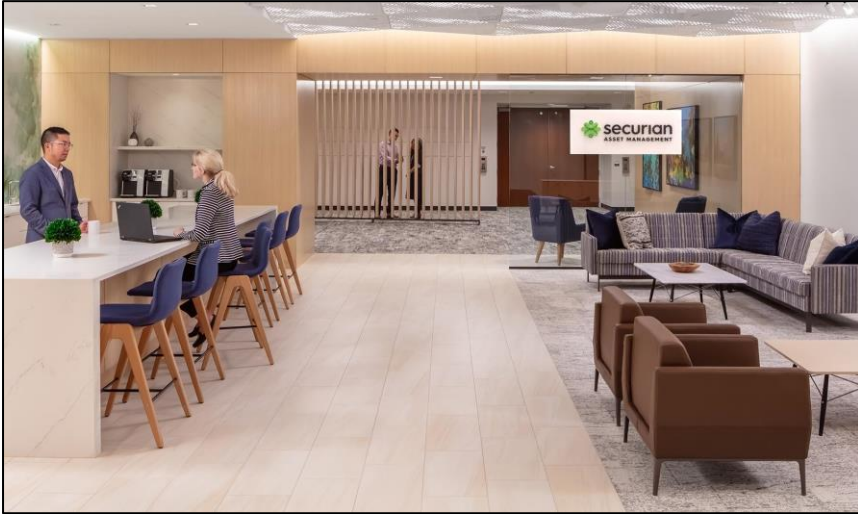
First Level



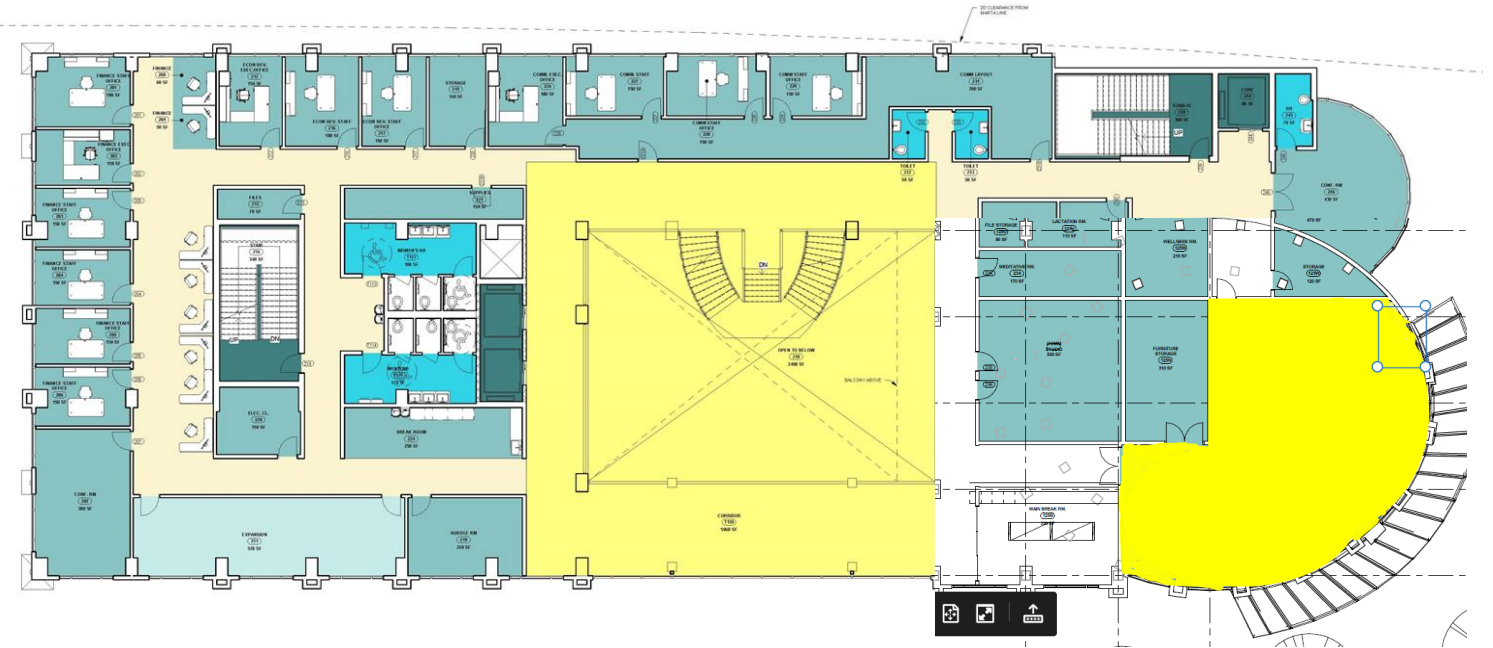
First Level — Atrium



Second Level — Common Areas/Break Room

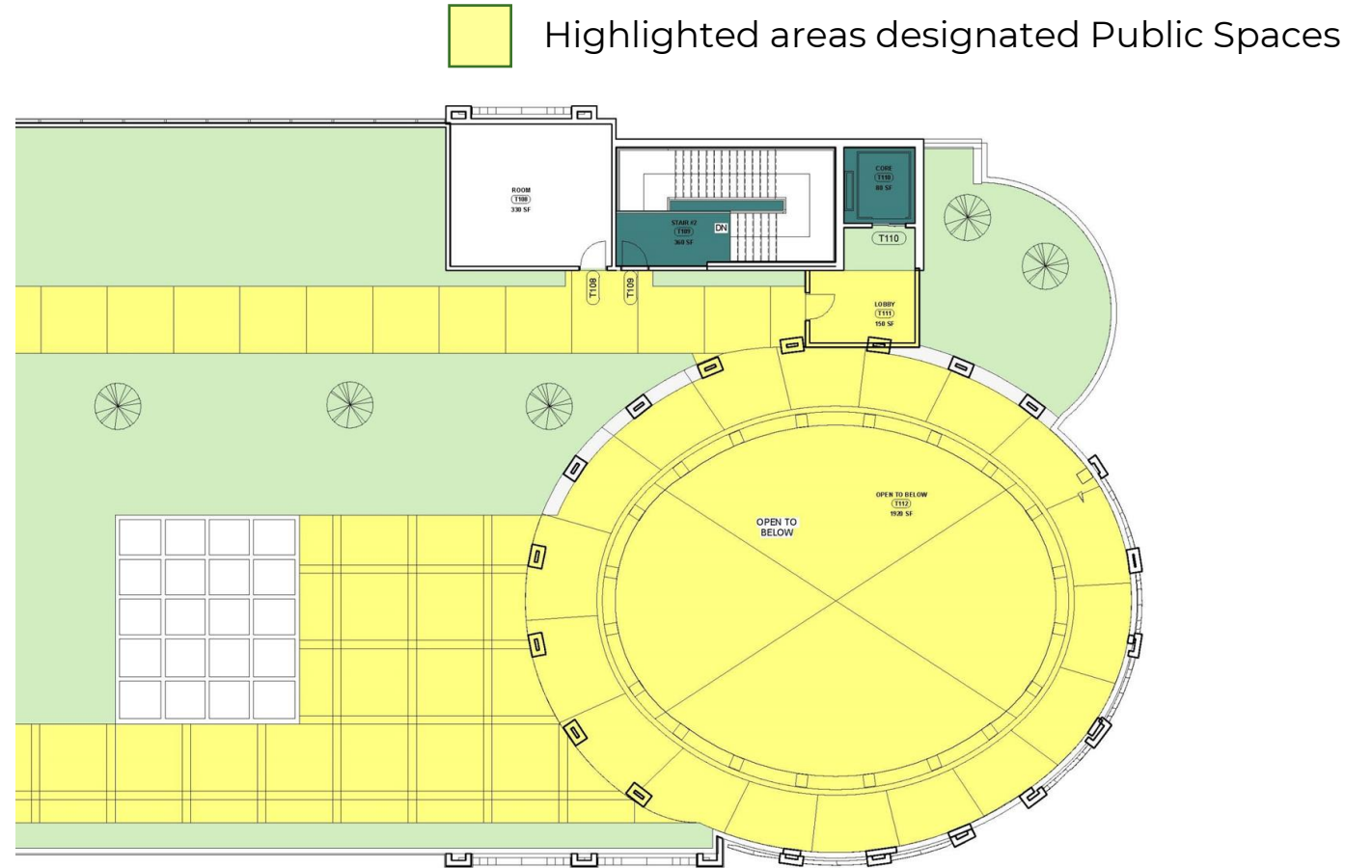


 Highlighted areas designated Public Spaces

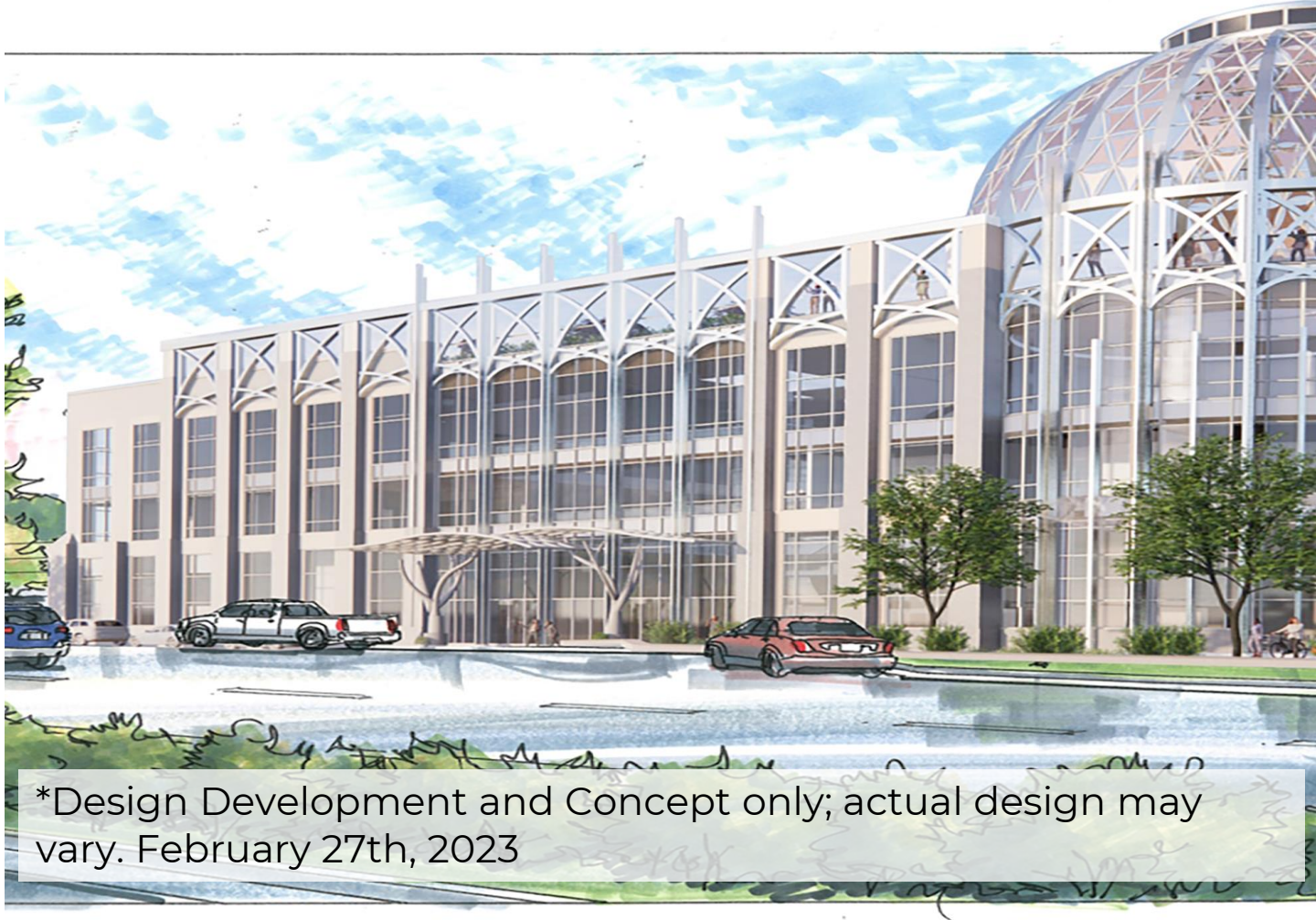


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Roof Level



Preferred Dome Option*



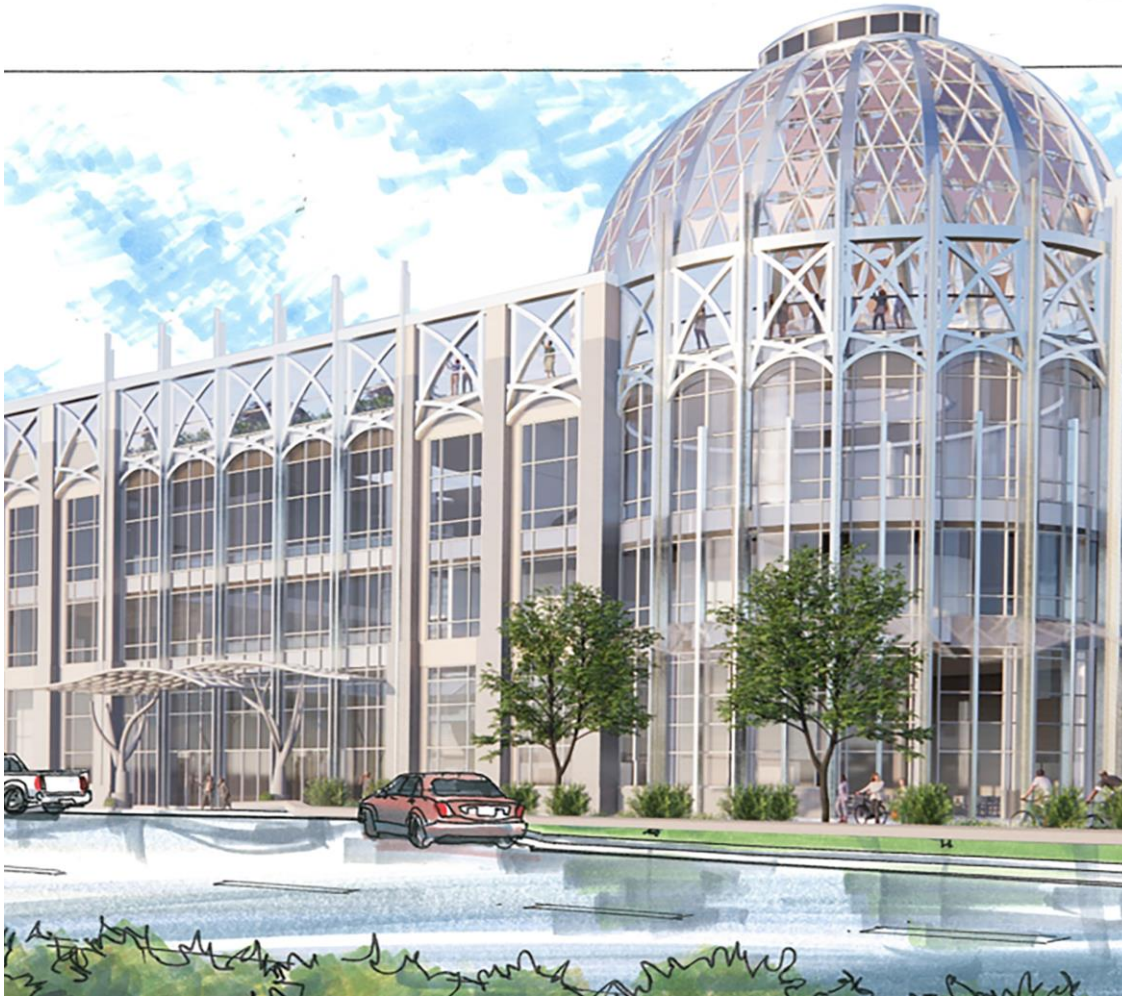
*Design Development and Concept only; actual design may vary. February 27th, 2023



Alternative Material Studies



Together, We Are **Going...**

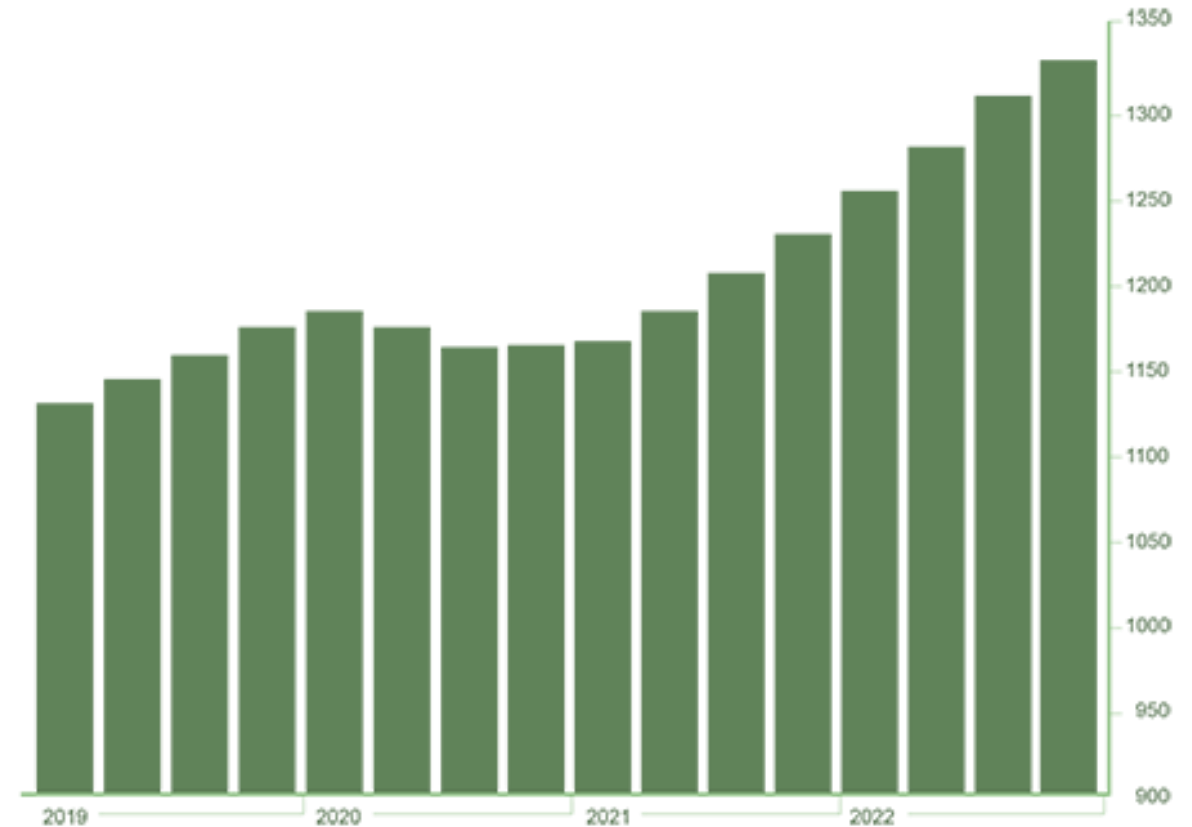


- SG will continue to develop the design based on community and leadership input INTO DESIGN DEVELOPMENT
- Public Engagement began October 2022 - Survey available until February 28
- Design Development Continues until the end of March
- Design Team to Obtain Council Approval in April
- Design team to verify project is within the project budget

Fourth Quarter 2022 Turner Building Cost Index

The Fourth Quarter 2022 Turner Building Cost Index measures costs in the non-residential building construction market in the United States. The index showed an increase to the value of 1332. This represents a 1.6% quarterly increase from the Third Quarter 2022 and an 8.29% yearly increase from the Fourth Quarter 2021.

“While transportation costs and costs for materials such as steel, lumber, and aluminum began to stabilize, the shortage of skilled labor leads continues to be an issue, particularly in regions with robust levels of construction activity.” – Attilio Rivetti, Vice President





Together, We Are **Going...**

- SG will continue to develop the design based on community and leadership input INTO DESIGN DEVELOPMENT
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QR Code for Survey –
Available online.



We Thank You.

For more information visit the city hall project web site:

<https://www.brookhavenga.gov/publicworks/page/city-hall-project>

Please email any comments to: CityHallProject@BrookhavenGA.gov

Register for the next Community Engagement meeting:

[Monday, Feb. 27](#), 6-7 p.m., via Zoom.

Visit tinyurl.com/BrookhavenCityHallMeetings to register